



BANNERMANBURKE

PROPERTIES LIMITED



1c St Cuthberts Terrace, Hawick

First floor two bedroom flat in great condition with private parking space, lovely seating areas and a short flat walk to the town centre and all local amenities. Located on a good bus route also. Benefits from gas central heating and double glazing and has great storage throughout.

- ENTRANCE HALL WITH AMPLE STORAGE • SITTING ROOM • KITCHEN • TWO DOUBLE BEDROOMS • FAMILY BATHROOM • GAS CENTRAL HEATING • DOUBLE GLAZING • SHARED GARDEN WITH CLOTHES DRYING FACILITIES • PRIVATE PARKING SPACE • EPC RATING C • LANDLORD REG NUMBER 308963/355/22201 •

£450 PCM

The Town

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for it's quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

Approximate Distances

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles
The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

Location

From the High Street travelling West, take a left on to Slitrig Crescent and follow the road around. Turn left onto Stonefield and left again. Go straight ahead and St Cuthberts Court is the last cul de sac.

Hallway

The property is entered via a very well maintained communal entrance. The flat itself is entered via timber and glazed door into the entrance hall. 4 large storage cupboards, one housing Valliant gas boiler. Laminate flooring. Two ceiling lights. Smoke alarm, heat detector. Central heating radiator.

Sitting Room 4.24 x 4.10 (13'11" x 13'5")

Good sized double aspect room with double glazed windows. Decorated in neutral tones with laminate flooring. Ceiling light. Central heating radiator. The main focal point of the room is the timber fire surround with electric fire inset.



Kitchen 3.51 x 2.26 (11'6" x 7'5")

Located to the side with double glazed window. Ample floor and wall units with worksurface space. Double built in electric oven and four burner ceramic hob. Washing machine and fridge freezer. Central heating radiator. Ceiling striplight. Vinyl flooring.

Double Bedroom 3.52 x 3.45 (11'7" x 11'4")

Decorated in neutral tones with laminate flooring. Central heating radiator. Ceiling light. Built in cupboard. Double glazed window.

Double Bedroom 3.75 x 2.92 (12'4" x 9'7")

Located to the side of the property with double glazed window. Decorated in neutral tones with laminate flooring. Central heating radiator. Ceiling light. Built in storage.

Bathroom 2.18 x 2.22 (7'2" x 7'3")

Comprises 3pc suite of wash hand basin, WC and bath with chrome shower over the bath run off the boiler. Double glazed opaque window. Central heating radiator. Chrome heated towel rail. Tiled to the bathing area.

TENANCY DETAILS AND OTHER INFORMATION

Council Tax Band B

EPC Rating C

Deposit equal to one months rent

Landlord Registration 308963/355/22201

No smokers allowed. No pets allowed

The landlord would prefer tenants in full time employment, but all applications will be considered based on the information provided.



Offers

Offers are invited and should be submitted in Scottish Legal form to Bannerman Burke, PO Box 17, 28 High Street, Hawick, TD9 9BY. Tel: (01450) 375567. Any person wishing to be informed of a closing date for the receipt of offers should notify the Selling Agents as soon as possible, although the seller will not be bound to fix a closing date, and reserves the right to sell privately.

Viewings

Strictly by appointment through the Selling Agents. Contact Bannerman Burke PO Box 17, 28 High Street, Hawick. Tel: 0800 1300 353.

Entry

By arrangement.

NOTE

Although the above particulars are believed to be correct, they are not warranted and will not form part of any contract thereon. Please note all measurements are taken with sonic tape at widest/longest point and are approximate.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.